

Item: \_\_\_\_\_  
Fiscal Impact: \_\_\_\_\_ N/A  
Funding Source: \_\_\_\_\_ N/A  
Account #: \_\_\_\_\_ N/A  
Budget Opening Required: ☐

**ISSUE:**

A resolution authorizing the City to enter into a development agreement with Hallmark Homes and Development.

**SYNOPSIS:**

This resolution authorizes a development agreement between the City and Hallmark Homes and Development to establish minimum standards for a new single family home subdivision at 3700 South 6400 West.

**BACKGROUND:**

Russ Tolbert has submitted a rezone application (Z-6-2014) to change a 23.9 acres at 3700 South 6400 West from A (agriculture, minimum lot size ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet). The Planning Commission recommended approval of the zone change to subject to a development agreement.

A summary of the development agreement standards are below:

- The minimum home size for ramblers is 1,600 sq. ft. (up to 12 can be 1,550 sq. ft.) and the minimum size for two story homes is 2,100 sq. ft.
- At least 60% of all homes will have a 3 car garage.
- Exteriors will be 100% masonry (brick, stone or fiber cement siding) with every home having brick or stone on the front façade.
- All homes shall use architectural shingles.
- At least 50% of all homes will have front porches.
- 1.4 acres of ground will be dedicated to the City for a neighborhood park and linear parkway.
- Front yard landscaping and irrigation shall be installed by the homebuilder.
- The maximum density shall be 3.21 units/acre.
- The project shall include an entry feature along 6400 West, consistent fencing along the linear parkway, consistent address plates on each home and unique streetlighting.

**RECOMMENDATION:**

The Planning Commission recommends approval to the City Council.

**SUBMITTED BY:**

Steve Pastorik, Assistant CED Director/Planning Director